



BANK HOUSE

COEDWAY | SHREWSBURY | SHROPSHIRE | SY5 9AR





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Shrewsbury 12.1 miles | Welshpool 12.8 miles | Telford 24.9 miles
(all mileages are approximate)

A BEAUTIFULLY PRESENTED DETACHED HOUSE, OFFERING A WEALTH OF
CHARACTER SET WITH IMPRESSIVE GARAGING AND LOVELY
LANDSCAPED GARDENS WITH FAR REACHING VIEWS.

Attractively presented throughout
Full of charm and character
Nicely proportioned rooms
Large driveway and impressive garaging
Beautiful landscaped gardens with delightful countryside views



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed west along the A458 Welshpool road and after about 2 miles, take the right turning signposted Lake Vyrnwy (B4393 road). Continue along this road through the village of Alberbury and into Coedway. Proceed past The Hand and Diamond Public House on the left, as you get to the brow of the hill, Bank House will be seen on the left hand side. The driveway to the property will be found at the bottom of the bank and runs parallel to the top where the house is.

SITUATION

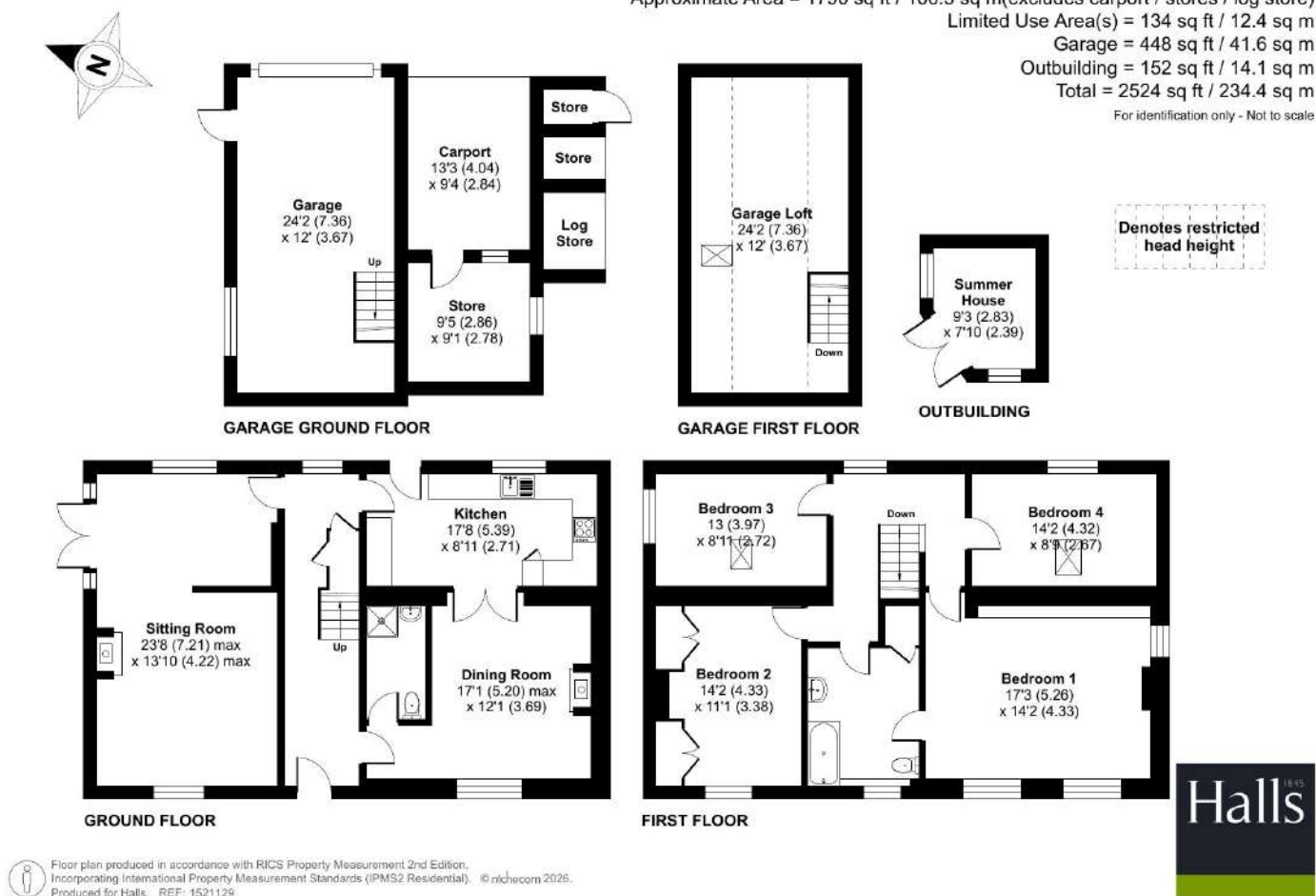
The property occupies an attractive location in the popular hamlet of Coedway, near Alberbury. The hamlet itself provides the facilities of a pub/restaurant (The Old Hand and Diamond Inn) and a tea room, whilst the surrounding area is noted for its scenic aspects and the nearby village of Ford offers a mini supermarket. The county town of Shrewsbury is easily accessible and offers an excellent shopping centre, a variety of leisure and social facilities together with a rail service. Commuters will be pleased to note that the A5 bypass links through to the M54 motorway and there on to Telford. Alternatively, the market towns of Oswestry and Welshpool can be easily accessed on a daily basis.

PROPERTY

A beautifully presented and characterful detached country house, believed to incorporate an original part dating back to the 1700s, set within beautifully landscaped gardens with far-reaching views over the surrounding countryside.

An attractive open-fronted porch provides access to the reception hall, where the abundance of exposed timbers immediately sets the tone for the character and quality found throughout the property.

The spacious front-to-back sitting room is a particularly attractive reception space, featuring further exposed



timbers, a fireplace housing a log-burning stove, and French doors opening directly onto the gardens, creating a lovely connection between the house and its outdoor surroundings.

The kitchen is fitted with a range of attractive units complemented by solid wooden worktops, creating a practical yet characterful space. Twin doors lead through into the dining room, another inviting room which benefits from its own stove powered by bottle

gas and provides an ideal setting for both everyday family life and entertaining.

Completing the ground floor is a useful shower room.

To the first floor are four spacious bedrooms, providing excellent flexibility for family living, guests or home working. The principal bedroom benefits from access to a Jack and Jill bathroom, while several of the bedrooms enjoy lovely aspects across the



surrounding farmland and towards the hills beyond.

OUTSIDE

Outside, the property is approached via a large gravelled driveway, providing a generous amount of off-road parking and leading to an impressive detached garage with room over. An adjoining carport, workshop and a useful range of stores, including a log store, provide excellent additional practical storage.

The gardens are undoubtedly one of Bank House's most appealing features. Creatively landscaped and meticulously maintained by the current owners, they provide an exceptional outdoor setting in which to relax and entertain. Generous manicured lawns are complemented by an abundance of established and well-stocked shrubbery beds and borders, together with a sun terrace and a variety of seating and entertaining areas.

A charming summer house occupies a carefully considered position within the gardens, making the most of the lovely views across the surrounding countryside and providing a delightful retreat from the main house.

Bank House offers a rare combination of period character, spacious and versatile accommodation, beautifully landscaped gardens and an enviable rural setting, making it a truly special country home.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water and electricity are understood to be connected. Private drainage. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

Tel: 01597 827460.

COUNCIL TAX

Council Tax Band - E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



